



Imagine the result

James Campbell Company, LLC
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

2011 Institutional Controls Annual Report
Del Monte Pineapple Plantation Superfund Site
Kunia, Oahu, Hawaii

September 19, 2011



ARCADIS U.S. Inc.
220 South King Street
Suite 1290
Honolulu
Hawaii 96813
Tel 808.522.0321
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Judy C. Huang, P.E.
Remedial Project Manager
Superfund Division
U.S. Environmental Protection Agency, Region IX
75 Hawthorne Street (SFD-8-3)
San Francisco, CA 94105

Subject:

Del Monte Pineapple Plantation Superfund Site 2011 Institutional Controls Annual Report, prepared on behalf of James Campbell Company, LLC

The following item is enclosed via e-mail and US Postal Service Certified Mail:

Date:
September 19, 2011

Email:
Jeff.Morrell@arcadis-us.com

Our ref:
HI011093.0006

| Description | No. of Copies |
|---|---------------|
| 2011 Institutional Controls Annual Report Del Monte Pineapple Plantation Superfund Site Kunia, Oahu, Hawaii | 1 |
| | |

The item(s) are transmitted: ☐ At your request ☐ For your action
☐ For your review/comment ☒ For your files
☐ For your approval ☐ For your information

Comments: Feel free to contact me at 522-0321 should you have any questions.

Sincerely,



Jeffrey C. Morrell
Principal Engineer

cc: Craig S. Bloomgarden - Manatt | Phelps | Phillips
Steve Kelly - James Campbell Company, LLC

Imagine the result

ARCADIS


Jeffrey C. Morrell, P.E.
Principal Engineer

**2011 Institutional Controls
Annual Report**

Del Monte Pineapple Plantation
Superfund Site Kunia, Oahu,
Hawaii

Prepared for
James Campbell Company, LLC

Prepared by
ARCADIS U.S., Inc.
220 South King Street
Suite 1290
Honolulu
Hawaii 96813
Tel 808 522 0321
Fax 808 522 0366

Our Ref
HI011093 0006

Date
September 19, 2011

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1. Introduction

ARCADIS-U.S., Inc. (ARCADIS; formerly LFR Inc.) has prepared this Institutional Controls Annual Report (IC Annual Report) on behalf of the James Campbell Company LLC (Campbell) to comply with the requirements of the March 19, 2007 Institutional Controls Consent Decree (Consent Decree) for the Del Monte Pineapple Kunia Plantation Superfund Site. Campbell owned the Site at the time of the Consent Decree, but no longer owns any portion of the Site. A Site Location Map is presented as Figure 1 and a Site Plan is presented as Figure 2 of this report. The U.S. Environmental Protection Agency (EPA) identification number for the Site is HID 980637631.

2. Project objectives

The Consent Decree requires that Campbell monitor institutional controls at the Site to verify that property owners and lessees have not

1. undertaken any construction in the Source Area or the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells, or
2. submitted an application for a water-use permit to withdraw water from any well located in the Well Restriction Area

The objectives of this report are to summarize activities undertaken by Campbell during the previous year to comply with the requirements of the Consent Decree and to certify such information as required by the EPA. This report is for the period September 18, 2010 to September 17, 2011.

3. Monitoring of Institutional Controls

To comply with the Consent Decree, ARCADIS obtained records from Campbell associated with Paragraph 7 of the Consent Decree which requires that Campbell provide EPA with written notice before completing a proposed title conveyance of property within the Site. Additionally, ARCADIS performed monthly reviews of State of Hawaii Department of Land and Natural Resources (DLNR) Water Commission Monthly Reports and performed a site visit to verify that required institutional controls were in place. This information is summarized in the following sections:

3.1 Conveyance of Property Titles

No conveyance of property titles occurred during this past year. Although Campbell no longer retains ownership of any portion of the Site, they will continue to monitor property transactions and provide appropriate notifications to future property owners and the EPA as required by the Consent Decree

3.2 Status of Remaining Property

Campbell no longer owns any portion of the Site. The Source Area was conveyed to Hawaii Agriculture Research Center on November 17, 2009 as part of the Kunia Village disposition. Campbell is currently in the process of subdividing the Source Area. The final Source Area boundary is shown in the figures presented in Appendix A

3.3 Certifications of Compliance

Certifications of compliance with the Declaration of Environmental Restrictions (Well Restriction Area) from current property owners for the past year are summarized in the table below. Copies of signed certifications are presented in Appendix B

| Purchaser | Site Section | Certification Date | Signatory |
|------------------------------------|-----------------------------|--------------------|----------------------|
| Hawaii Agriculture Research Center | Kunia Village (Figure 3) | July 7, 2011 | David M Robichaux |
| Army Hawaii Family Housing, LLC | Sections 7 and 9 (Figure 4) | July 6, 2011 | Mark A. Frey |
| Kunia Loa Ridge Farmlands | Section 2 (Figure 5) | July 19, 2011 | Deborah Lui-Anderson |
| Syngenta Hawaii, LLC | Section 6 (Figure 6) | July 6, 2011 | M.T Austin |
| Fat Laws Farm Inc. | Section 8 (Figure 7) | July 11, 2011 | Tim Law |

3.4 Records Review

ARCADIS reviewed Monthly Water Resource Bulletins prepared by the DLNR Commission on Water Resource Management (the Commission) to verify that no new applications for well installation or water use permits within the Well Restriction Area have been submitted during the previous year (bulletins for September 2010 through August 2011). The Bulletins can be found at www.hawaii.gov/dlnr/cwrm. The Well Restriction Area covers portions of DLNR well quadrants 3-2503, 3-2603 and 3-2703 as shown in Figure 8. Review of the Bulletins indicated that no well permits or water use permits were submitted to the DLNR for these three quadrants during this reporting period.

ARCADIS also reviewed the publicly available minutes for the meetings of the Commission (September 2010 through August 2011). The meeting minutes can be found at www.hawaii.gov/dlnr/cwrm. This review verified that no water-use permits for the Well Restriction Area were submitted to the DLNR during this reporting period.

3.5 Site Inspection

On September 6, 2011, Jeff Morrell and Amanda Ricardo of ARCADIS conducted a visual inspection of the Source Area, the Phytoremediation Area and the basal monitoring wells. The major components of the remediation system consisted of

- A vegetated soil cover and storm water controls uphill of the Source Area
- A soil vapor extraction (SVE) system to remove contaminant mass from the deep soil and reduce perched water impacts on the basal aquifer. Extracted soil vapor is treated using carbon absorption
- A groundwater extraction system providing hydraulic containment and dewatering of the perched aquifer area. Extracted groundwater is treated using phytoremediation

At the time of the inspection, the Source Area was covered with well maintained vegetation consisting of grasses typical of surrounding agricultural areas. Storm water in the upper portion of the Source Area (near the Kunia Well) is directed into a concrete diversion ditch capable of conveying storm event flows to a drainage swale directing water off-site to the east and across Kunia Road. The drainage ditch is connected to the swale by a large culvert culminating in an energy dissipater. ARCADIS observed excessive vegetation in the drainage swale and noted that the top cover of the energy dissipater was not properly seated. Nonetheless, the storm water control system in the Source Area appeared to be in good condition. An unlocked two inch groundwater monitoring well with a broken cover was present on the upper portion of the Source Area.

The SVE system consists of the well points, treatment system components, and controls installed on a concrete slab enclosed by a chain link fence and a metal roof. In general, the well heads and piping for the SVE and groundwater extraction systems appeared to be in good condition.

Inspection of the Phytoremediation Area yielded the following observations:

- The "No Trespassing" sign located at the entrance of the Phytoremediation Area did not provide an Emergency Contact Number.
- An approximately one-foot portion of the high-density polyethylene (HDPE) liner in the northern berm of the northern remediation cell has been dislodged and appears torn.
- Warning signs within the area were not properly displayed.

Following inspection of the Phytoremediation Area, ARCADIS conducted a drive-through inspection of basal monitoring wells BMW-1 through BMW-6, the DLNR Mauka Deep Monitoring Well and the Pearl Harbor Middle Deep Exploratory Well. All of the wells were intact and locked. The following observations were made of the wells:

- The covers of basal monitoring wells BMW-1 and BMW-2 showed evidence of severe oxidation.
- Excessive paint had chipped from the protective bollards at wells BMW-2 and BMW-4.
- A makeshift patch, constructed with tape, covers a hole approximately two inches in diameter on the side of well BMW-1.
- Excessive vegetation was visible at wells BMW-3, BMW-5, the DLNR Mauka Deep Monitoring Well and the Pearl Harbor Middle Deep Exploratory Well.
- The lock was missing from the gate of the fenced compound at the DLNR Mauka Deep Monitoring Well.
- The access roads to BMW-3, BMW-4, the DLNR Mauka Deep Monitoring Well and the Pearl Harbor Middle Deep Exploratory Well were not well maintained and overgrown with vegetation.

4. SUMMARY AND CONCLUSIONS

ARCADIS conducted activities to verify that institutional controls are working effectively in the Source Area and Well Restriction Area of the Site. Based on our review of available information ARCADIS concluded the following:

- Affected lessees and landowners certified compliance with the Consent Decree.
- No permits for water use in restricted areas have been requested of the DLNR's Water Commission.

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**2011 Institutional Controls
Annual Report**
Del Monte Pineapple Plantation
Superfund Site Kunia, Oahu, Hawaii

- An inspection of the Source Area, the Phytoremediation Area and basal monitoring wells confirmed that the remediation system is intact and operational
- No construction or other activities have interfered with the functioning of the basal monitoring wells

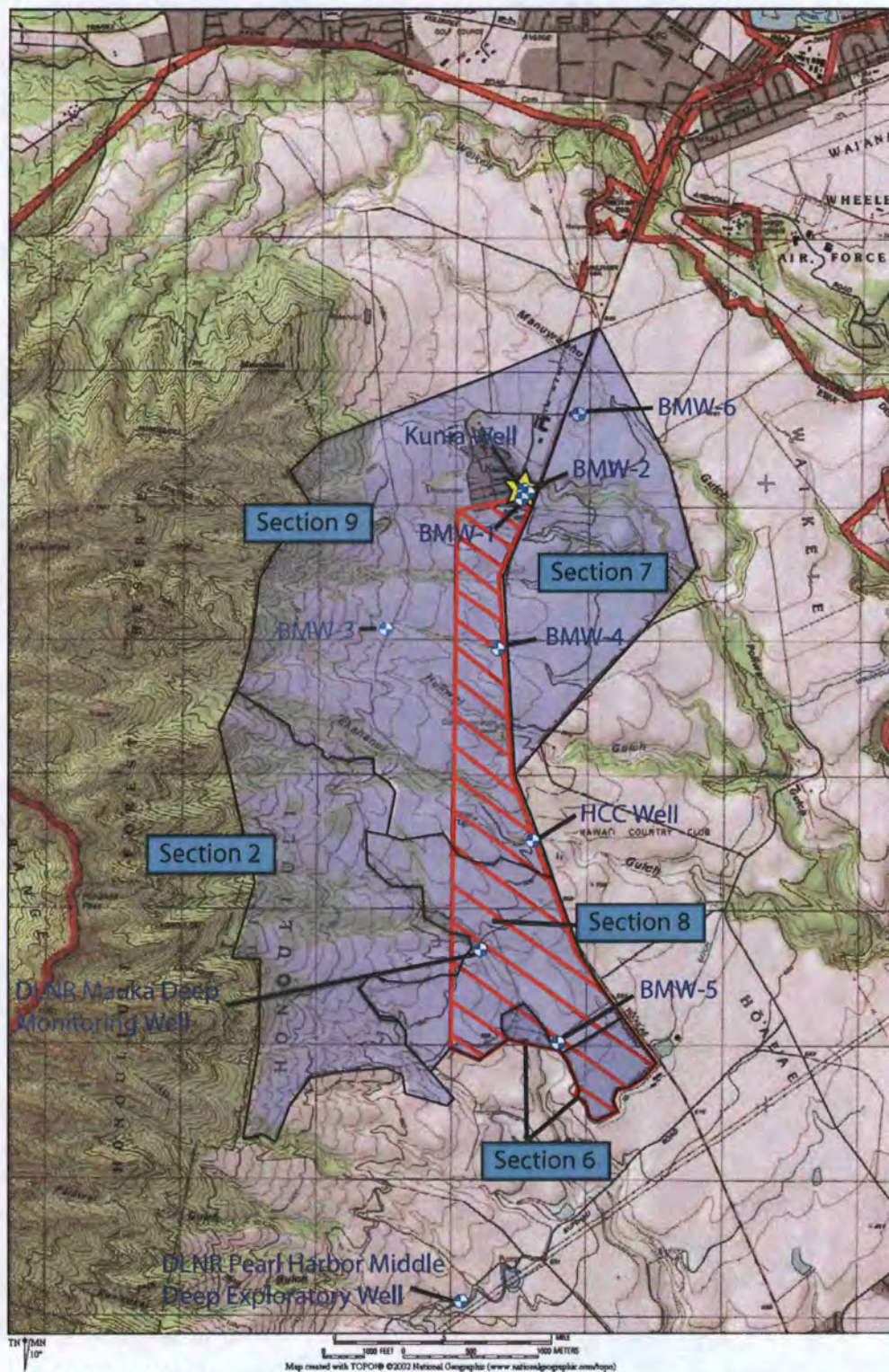
5. REFERENCES

Golder Associates, Inc (Golder) 2007 Perched Groundwater Remedial Design Report for the Del Monte Corporation (Oahu Plantation) Superfund Site December 20.

Environmental Protection Agency, Region IX 2007 CERCLA Administrative Order on Consent with the James Campbell Company, LLC. March 19.

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Figures



EXPLANATION

- Well Locations
- EPA Well Restriction Area
- Source Area

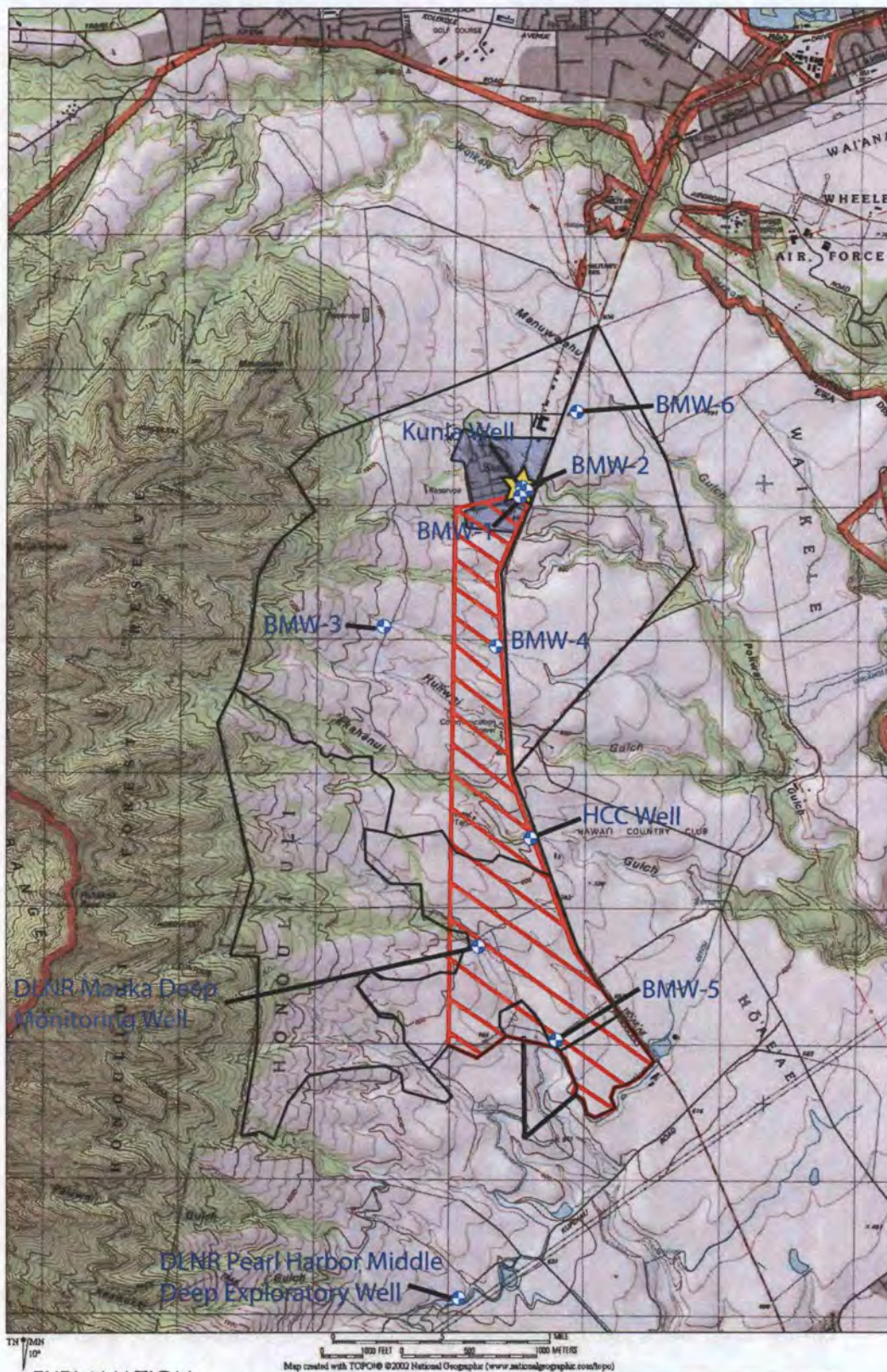
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator from James Campbell Company, October 2, 2007

Site Plan




Del Monte/Kunia



Figure 2



EXPLANATION

-  EPA Well Restriction Area
-  Source Area
-  Kunia Village

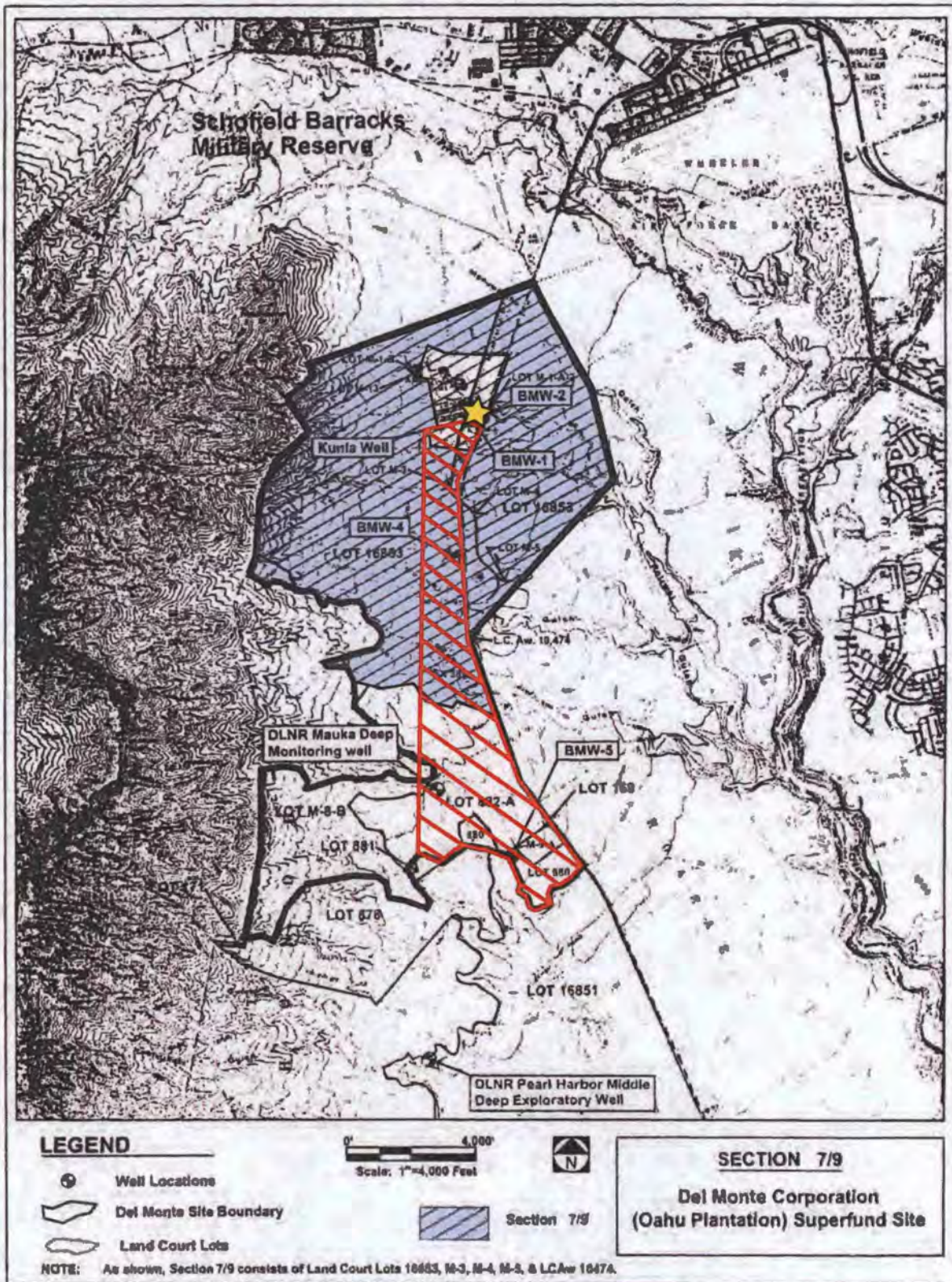
Site Plan and Kunia Village

Del Monte/Kunia

Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, October 2, 2007



Figure 3



EXPLANATION

- EPA Well Restriction Area
- Source Area

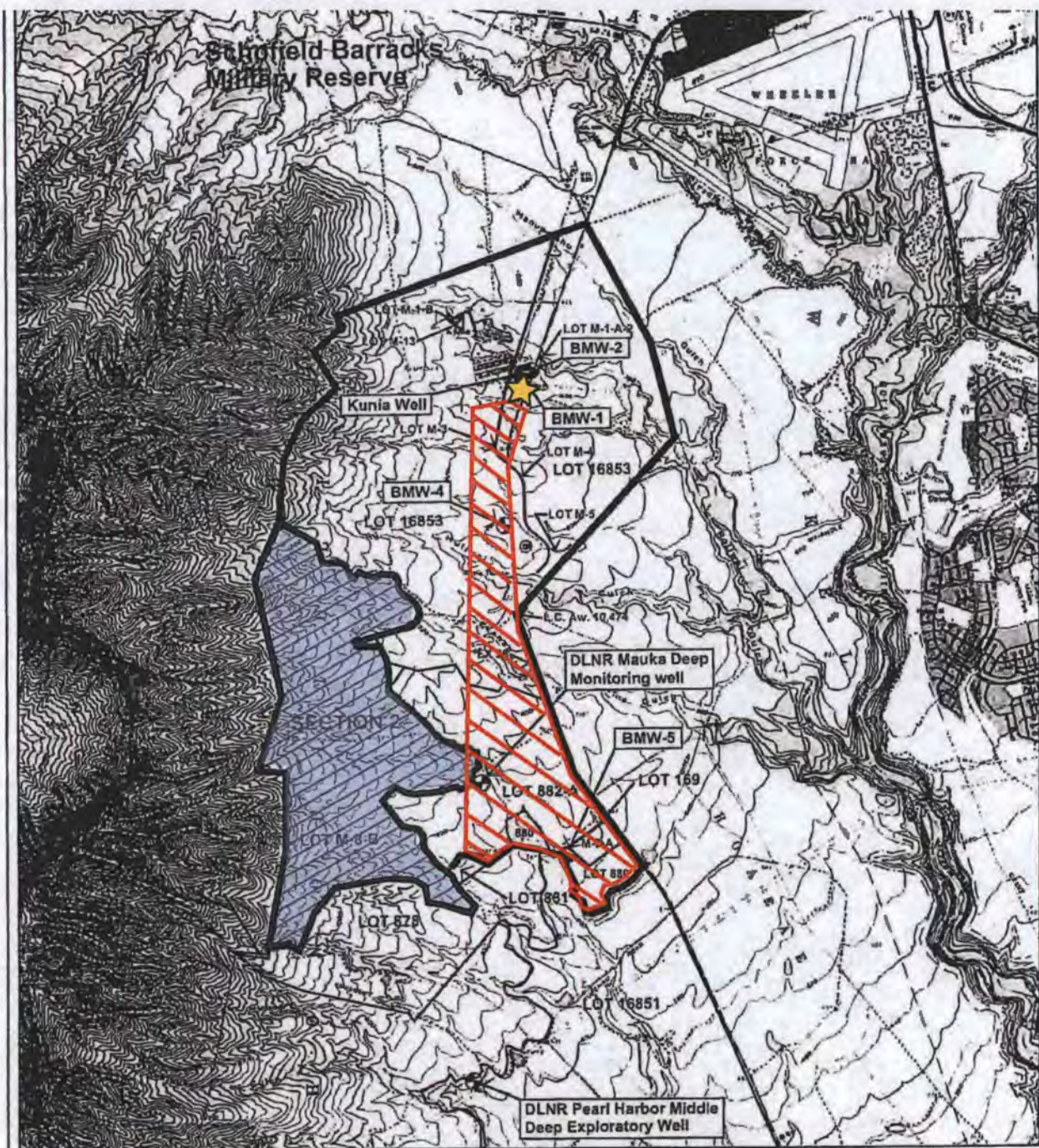
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator from James Campbell Company, December 3, 2008

Site Plan
and Sections 7 and 9

Del Monte/Kunia



Figure 4



LEGEND

- Well Locations
- Del Monte Site Boundary
- Land Court Lots

Scale: 1"=4,000 Feet



Section 2

SECTION 2

**Del Monte Corporation
(Oahu Plantation) Superfund Site**

EXPLANATION

- EPA Well Restriction Area
- Source Area

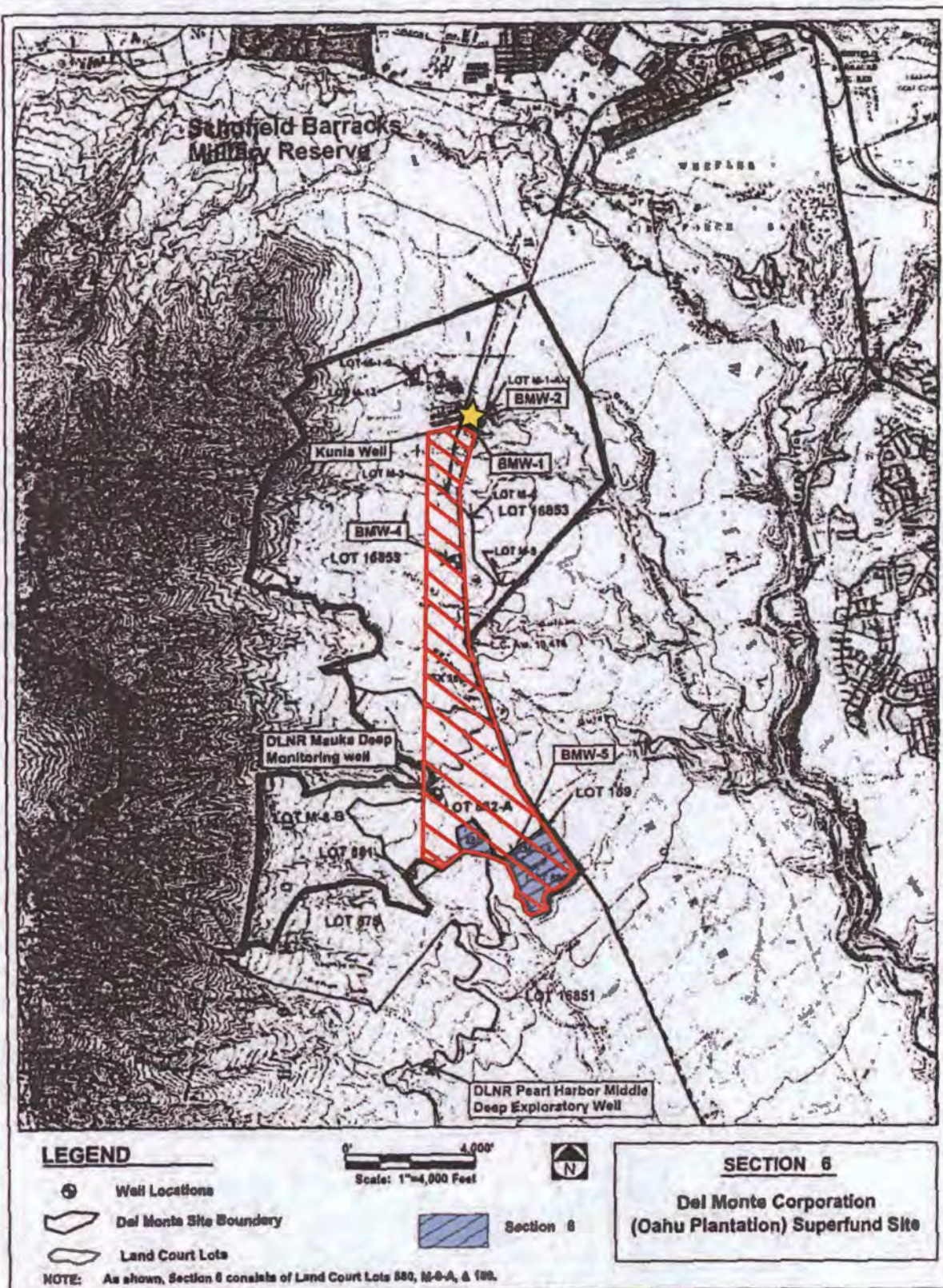
Site Plan
and Section 2

Del Monte/Kunia

Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, September 15, 2008



Figure 5



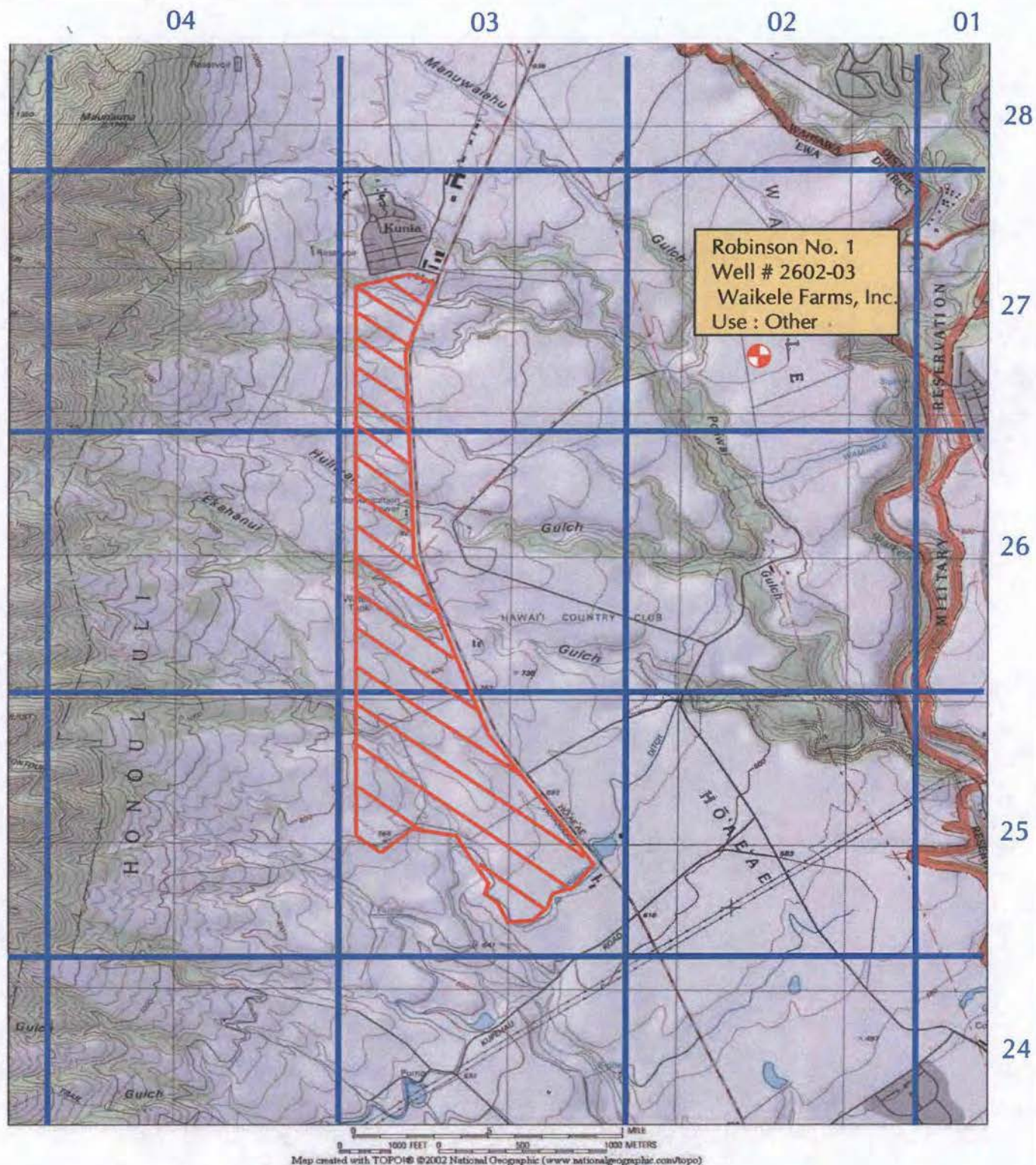
Site Plan
and Section 6

Del Monte/Kunia

Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, September 15, 2008



Figure 6



EXPLANATION



EPA Well Restriction Area



Existing Well Location

Well Restriction Area and DLNR
Well Number Quadrants

Del Monte/Kunia

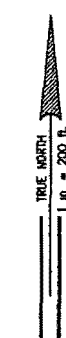
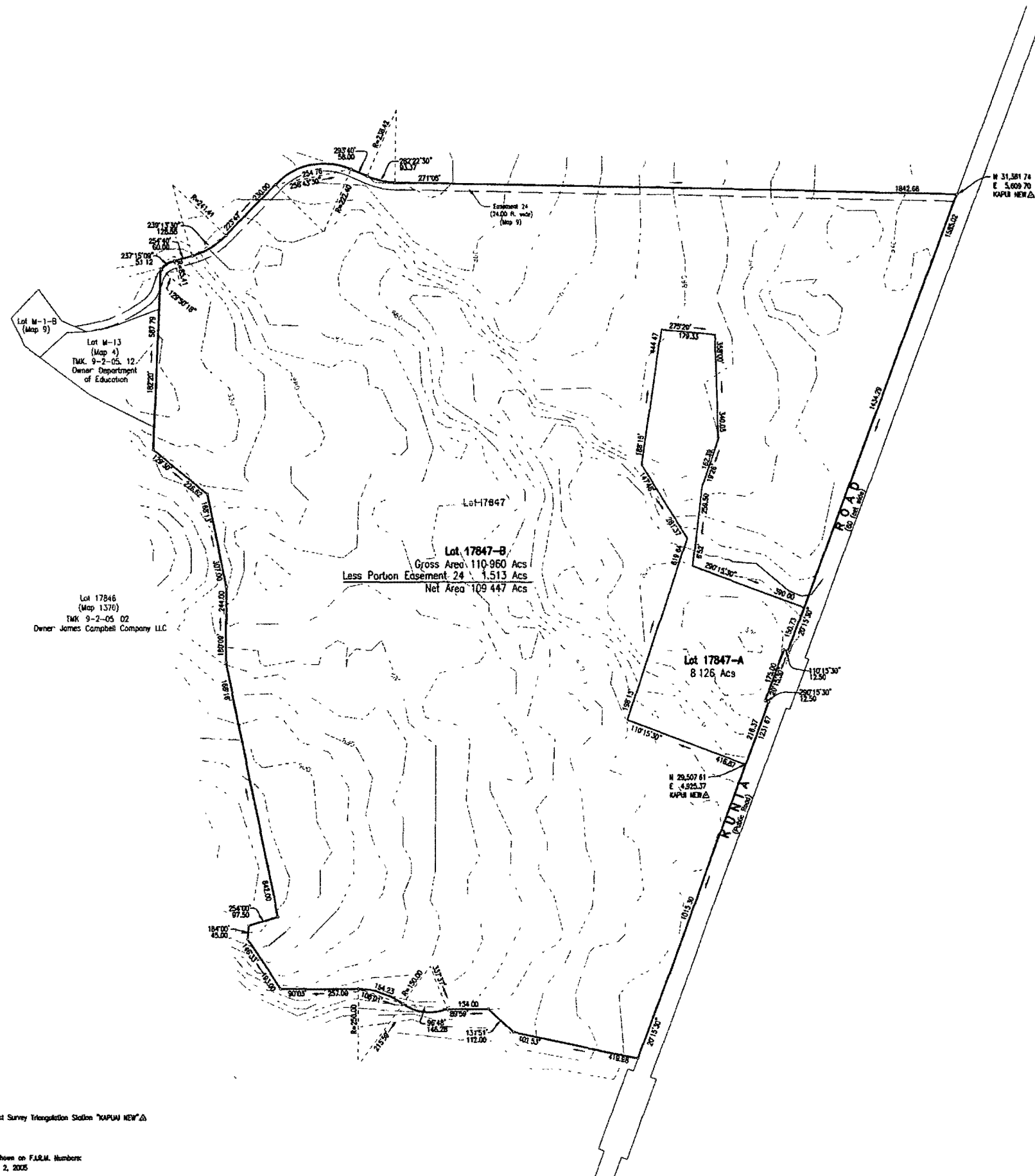


Figure 8

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Appendix A

Source Area Boundary



PRELIMINARY

LAND COURT

STATE OF HAWAII

LAND COURT APPLICATION 1069

SUBDIVISION OF LOT 17847
AS SHOWN ON MAP 1370
INTO LOTS 17847-A AND 17847-B
AT HONOLULU, EWA, OAHU, HAWAII

R. M. Towill Corporation

2024 N. King St., Suite 200
Honolulu, Hawaii 96819
May 11, 2009

Exp. 4/30/10
Ryan M. Suzuki
Licensed Professional Land Surveyor
Certificate Number 10059
Land Court Certificate Number 280

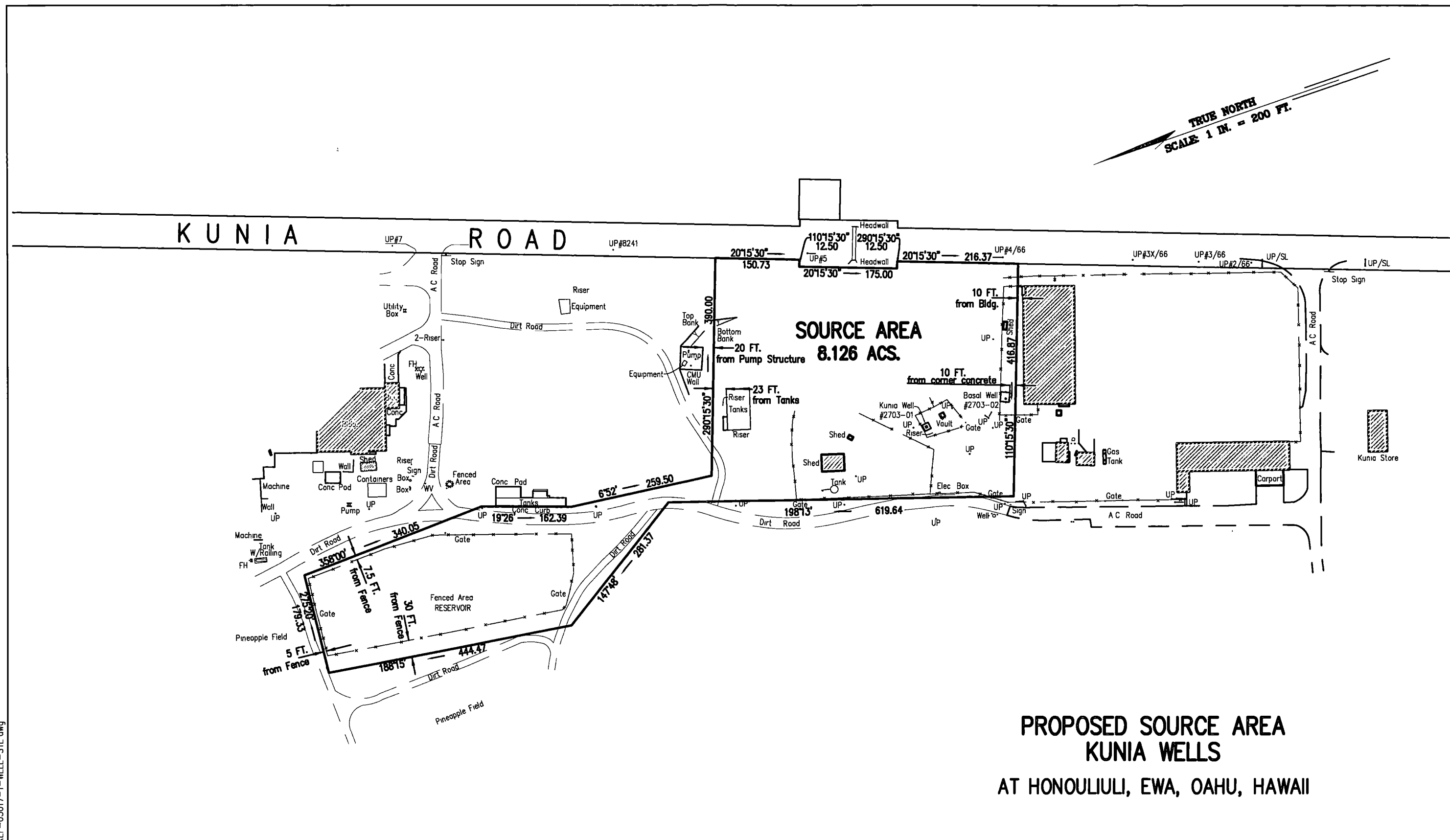
OWNERS: James Campbell Company, LLC

TRANSFER CERTIFICATE OF TITLES.

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED _____
BY ORDER OF THE COURT

REGISTRAR OF THE LAND COURT

- Notes:
1. Acreages and coordinates referred to Government Survey Triangulation Station "KAPU NEW" Δ
 2. Zoning - AG-1
 3. Total Area = 119.086 Acs.
 4. Subject property situated in Flood Zone D as shown on F.A.R.M. Numbers: 150030210F with an effective date of June 2, 2005



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Appendix B

Lessee Certifications of Compliance



Hawaii Agriculture Research Center

P.O. Box 100, Kunia, Hawaii 96759
Ph: 808-621-1350/Fax: 808-621-1359
www.harc-hspa.com

July 18, 2011

Mr. Richard J. Dahl
President & Chief Executive Officer
James Campbell Company LLC
1001 Kamokila Blvd., Suite 200
Kapolei, HI 96707

Dear Mr. Dahl:

Re: Certification required under Declaration of Environmental Restrictions (Well Restriction Area); Joinder, recorded in Land Court as Document No. 3676946 and recorded in the Bureau of Conveyances as Document No. 2007-193801 ("Declaration")

The Kunia Village Title Holding Company, a 501c2 company, holds the title for the Kunia Village parcel as of April 1, 2011. This company was created to hold title and manage the property. It is required to distribute any excess revenue to HARC at least once a year.

The person signing the certification is the current chairman of that company, David M. Robichaux. The mailing address for this company is currently P.O. Box 100, Kunia, HI 96759.

Sincerely,

Stephanie A. Whalen
Executive Director

Enclosure

**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF ENVIRONMENTAL
RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

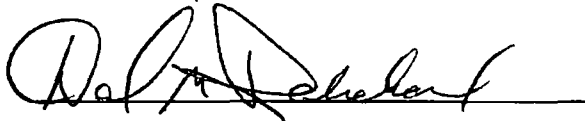
- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

7/7/2011

Signature:



Printed Name:

David M. Robichaux

Title:

CHAERMAN, Kunia Village Title Holding Co

Property description:

KUNIA VILLAGE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 17847 (area 119.086 acres), as shown on Map 1370, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 964,710** issued to Hawaii Agriculture Research Center.

End of Property Description

**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF ENVIRONMENTAL
RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

7/16/11

Signature:

Mark A. Frey

Printed Name:

Mark A. Frey

Title:

Project Director - IPC

Property description:

KUNIA SECTION 9:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 17846 (area 2,395.961 acres), as shown on Map 1370, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 930,578** issued to Army Hawaii Family Housing LLC, a Delaware limited liability company.

End of Parcel One Description

PARCEL TWO:

All of that certain parcel of land situate at Hoaeae, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

ROYAL PATENT NUMBER 4490, LAND COMMISSION AWARD 10,474, APANA 9 TO NAMAUU, situate, lying and being on the westerly side of Kunia Road, being PARCEL 5, and thus bounded and described as per survey dated August 8, 1988:

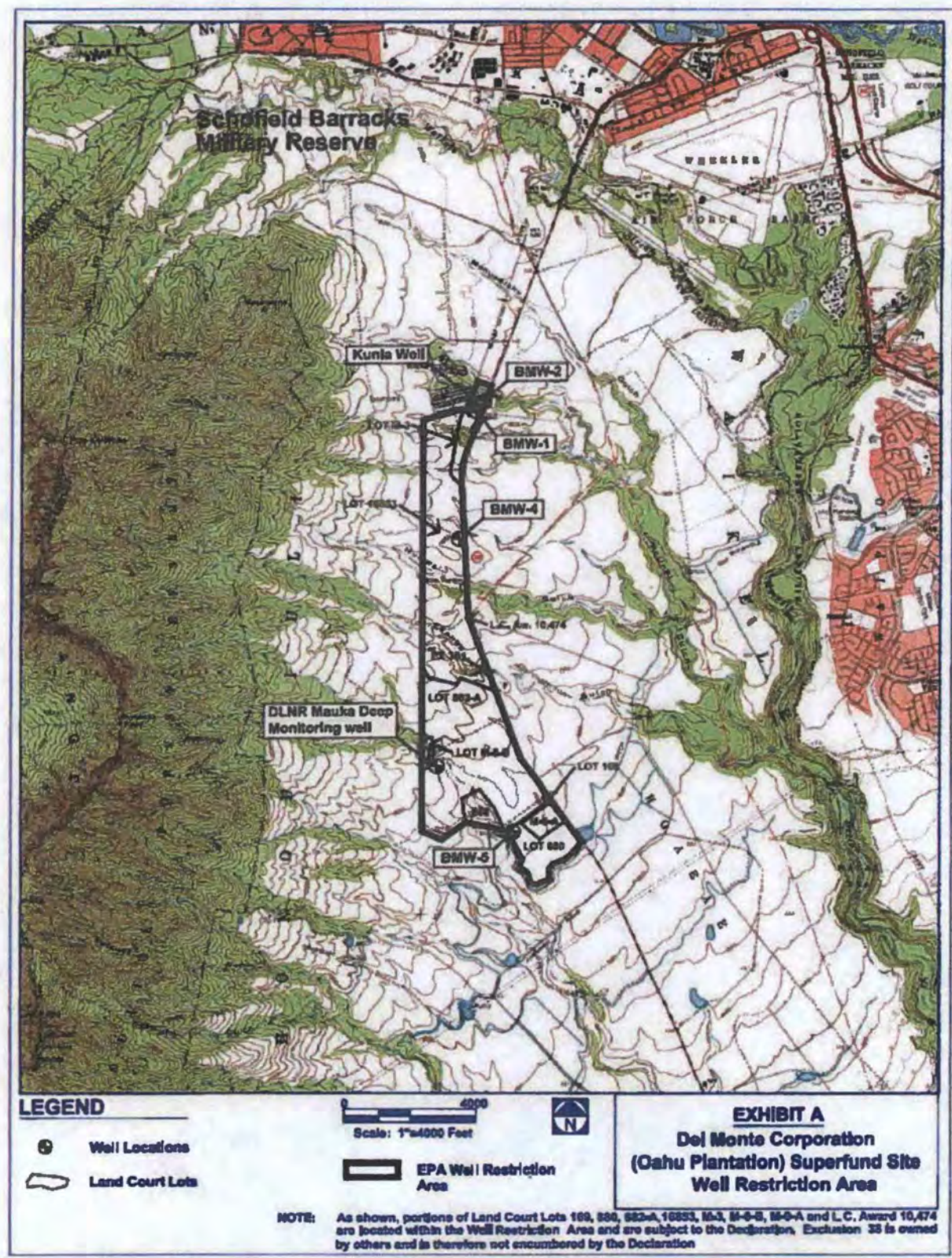
Beginning at the north corner of this parcel of land and on the westerly side of Kunia Road, the coordinates of said point being referred to Government Survey Triangulation Station "KAPUAI NEW", being 22,750.96 feet North and 4,331.52 feet East, thence running by azimuths measured clockwise from true South:

1. Along the westerly side of Kunia Road, on a curve to the left with a radius of 2,894.90 feet, the azimuth and distance of the chord being:

345° 29' 57" 611.81 feet;
2. 159° 26' 573.67 feet along Lot M-1-A-1 of Land Court Application 1069;
3. 221° 12' 30" 73.38 feet along Lot M-1-A-1 of Land Court Application 1069 to the point of beginning and containing an area of 11,930, square feet, more or less.

BEING a portion of the premises acquired by Limited Warranty Deed with Covenants and Reservation of Rights December 10, 2008, made by James Campbell Company LLC, as grantor, and Army Hawaii Family Housing LLC, as grantee, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3812212 and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2008-185856.

End of Parcel Two



**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF ENVIRONMENTAL
RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

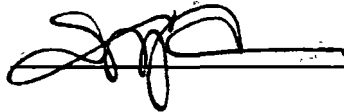
- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

7/19/2011

Signature:



Printed Name:

Deborah Lui-Anderson

Title:

SECRETARY

Property description:

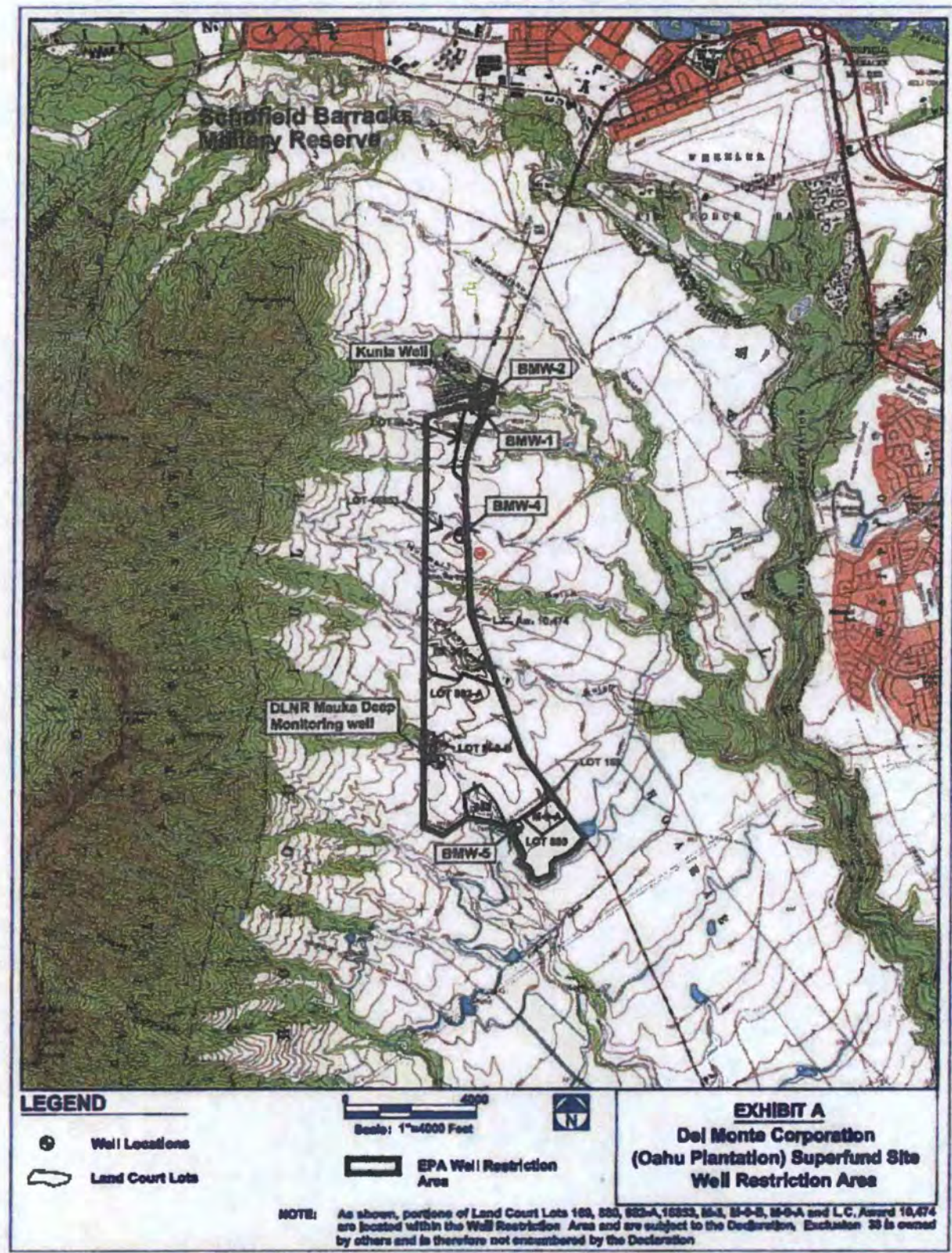
SECTION 2:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT M-8-B (area 854.23 acres), as shown on Map 5, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 975,762** issued to Kunia Loa Ridge Farmlands.

End of Property Description



**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF ENVIRONMENTAL
RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date: 7/6/2011

Signature: MT Austin

Printed Name: M. T. Austin

Title: Station Mgr - Kuria
Syngenta Hawaii

Property description:

SECTION 6:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT M-9-A (area 19.296 acres), as shown on Map 6, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,358** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel One Description

PARCEL TWO:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 169 (area 0.693 acres), as shown on Map 27, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,359** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel Two Description

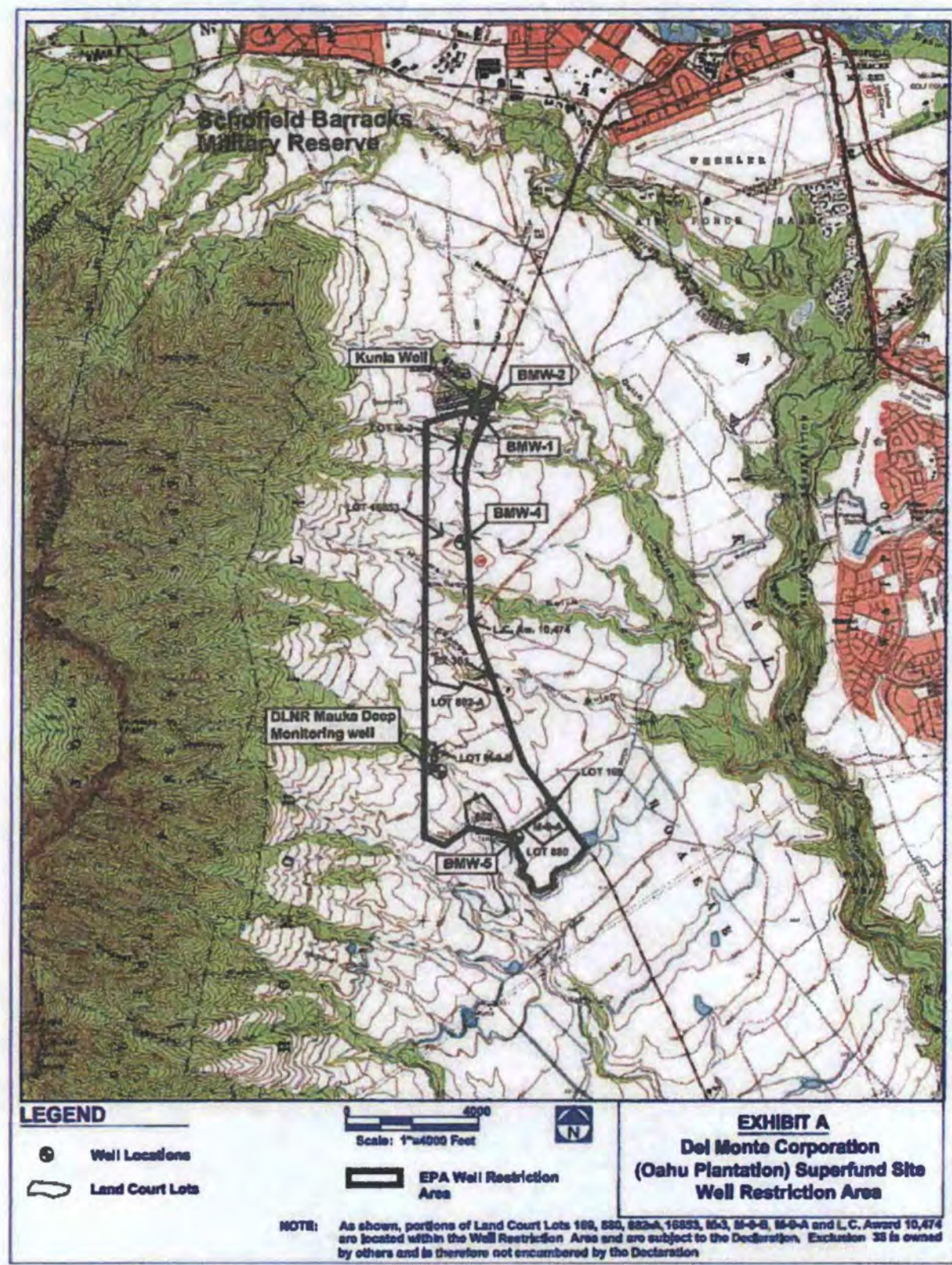
PARCEL THREE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 880 (area 93.117 acres), as shown on Map 109, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,364** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel Three Description



**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF ENVIRONMENTAL
RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date: 7/12/11

Signature: 

Printed Name: Tim Law

Title: Manager

Property description:

SECTION 8:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 882-A (area 425.963 acres), as shown on Map 110, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by Certificate of Title No. 892,761 issued to Fat Law's Farm, Inc., et al.

End of Parcel One Description

